

MARKET WATCH

JUNE 2026

1 JUN. - 30 JUN.

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THE TEAM

MARKET RESEARCH ANALYSTS

AHMED ADEL
ISRAA NOURELDIN
ROLA MOUSTAFA

MARKET RESEARCH SUPERVISORS

MOHAMED SAYED
YASSEN MAHMOUD

MANAGEMENT

GENERAL MANAGER & BD DIRECTOR
SAFAA ABDEL BARY

DESIGN

ART DIRECTOR
MAGED KHATTAB

SENIOR GRAPHIC DESIGNER
WALAA EL HAGRASSY

12 Bavaria Compound – Ring Road –
Morshedy Tower First Floor

 (+202) 25650489

 (+20) 225172053

 info@invest-gate.me

 [investgateofficial](#)

 [investgatemag](#)

 [Invest-Gate](#)

 [investgate](#)

 [invest.gate](#)

www.invest-gate.me



ABOUT INVESTGATE

THE VOICE OF REAL ESTATE

Invest-Gate is one of Egypt's leading real estate information platforms, widely recognized as "The Voice of Real Estate" for delivering credible news, expert insights, and comprehensive market intelligence across the Egyptian property sector.

Since its inception, Invest-Gate has successfully organized 27 high-level roundtable discussions, consistently introducing and debating forward-looking and emerging topics such as fractional real estate, Unlocking New Frontiers of Property Investment, and "The Post-Sales Era: Managing Projects, Communities & Cities" themes that reflect the evolving complexities of real estate strategy, operations, and investment in Egypt's market.

These roundtables bring together senior government officials, leading developers, investors, and industry experts to address key market dynamics and future growth strategies. In parallel, the platform publishes (4) in-depth analytical reports annually, in addition to more than 65 editions of its Market Watch series, offering data-driven insights, performance indicators, and sector analysis that support informed decision-making. Through its integrated approach combining journalism, research, and industry dialogue.

Invest-Gate continues to serve as a central knowledge hub and strategic connector within Egypt's real estate ecosystem.

For inquiries, email info@invest-gate.me.

ABOUT THIS REPORT

Egypt's real estate sector remains a primary engine of national economic growth and a cornerstone of urban transformation. Beyond its physical output, the industry acts as a strategic multiplier, driving large-scale capital investment and fostering resilience across a vast network of interconnected industries—from heavy infrastructure and building materials to financial services and retail.

As one of the most dynamic sectors of the national economy, real estate development reflects broader macroeconomic trends, government reform programs, and private-sector confidence. This report provides a comprehensive monthly analysis of the real estate sector, focusing on government achievements and initiatives, the execution of major national projects, Egypt's new cities' strategic progress, the expansion of the private sector, and key economic indicators shaping the investment climate.

OUR METHODOLOGY:

This report provides a monthly analysis of real estate sector updates based on verified data issued by Egypt's primary regulatory and governmental bodies, including the Cabinet, the Ministry of Housing, Utilities and Urban Communities (MHUC), the New Urban Communities Authority (NUCA), the Egyptian Exchange (EGX), the Central Bank of Egypt (CBE) & other relevant institutions.

Complementing this official data, the report integrates statements issued by private real estate developers. By monitoring press releases on construction progress, delivery timelines, investment values, capital expenditures, and any other updates related to the private projects

To ensure comprehensive monthly coverage for the real estate market updates, the report is organized into 4 integrated sections:



SECTION I

Government
Achievements in the
Real Estate Sector



SECTION II

Progress in Egypt's
New Cities



SECTION III

Real Estate
Developer Projects



SECTION IV

Economic Snapshot



GOVERNMENT ACHIEVEMENTS

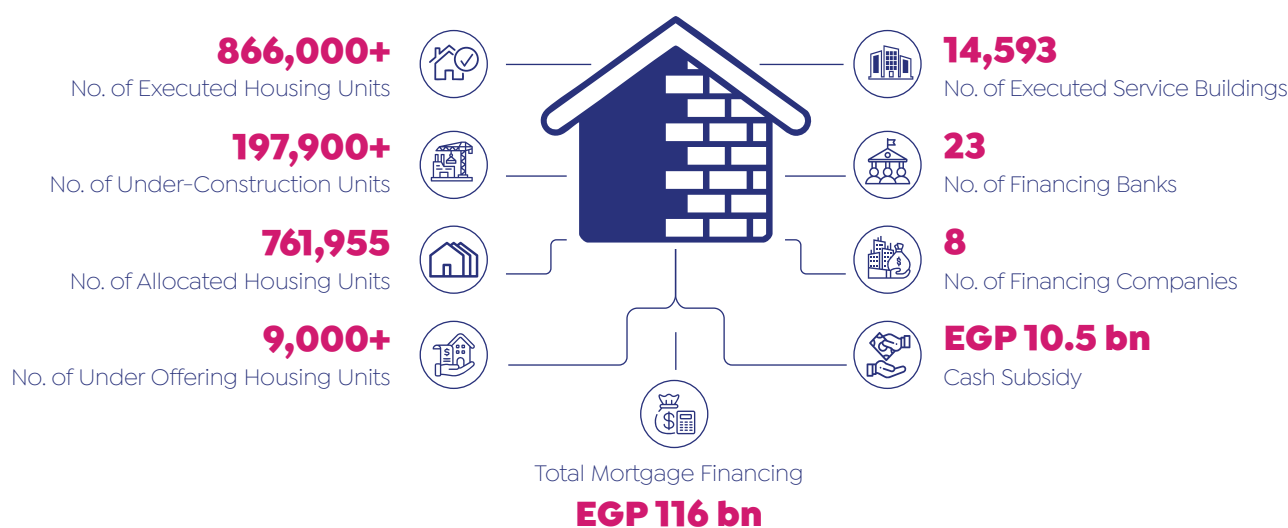
IN REAL ESTATE SECTOR

01 Government Achievements in REAL ESTATE SECTOR



HOUSING FOR ALL EGYPTIANS INITIATIVE

FOR LOW-INCOME & MIDDLE-INCOME



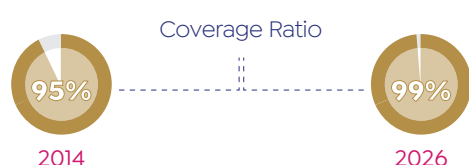
MINISTRY OF HOUSING, UTILITIES & URBAN COMMUNITIES ACHIEVEMENTS

WATER & SANITATION SECTOR



POTABLE WATER PROJECTS

- 3,216** • Total No. of Plants
- 44.6 mn m³/day** • Capacity
- 182,200 km** • Network Length
- 136** • No. of Under-Construction Plants



SANITATION PROJECTS

- 385** | **621**
2014 | 2026 • Total No. of Plants
- 93,500 km** • Network Length
- 19 mn m³/day** • Capacity
- 193** • No. of Under-Construction Plants



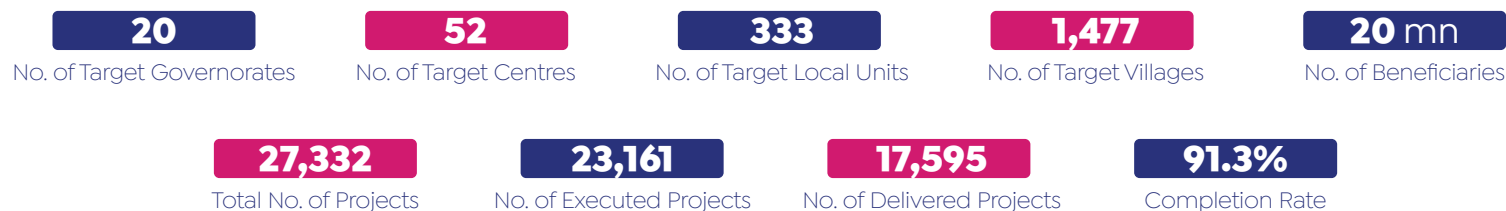
WATER PURIFICATION PROJECTS

- 129** • No. of Executed Plants
- 19** • No. of Under-Construction Plants
- 84,000 m³/day** 2014 • Capacity
- 1.42 mn m³/day** 2026

Source: Cabinet & SHMFF

HAYAH KARIMA INITIATIVE

PHASE I



PHASE II



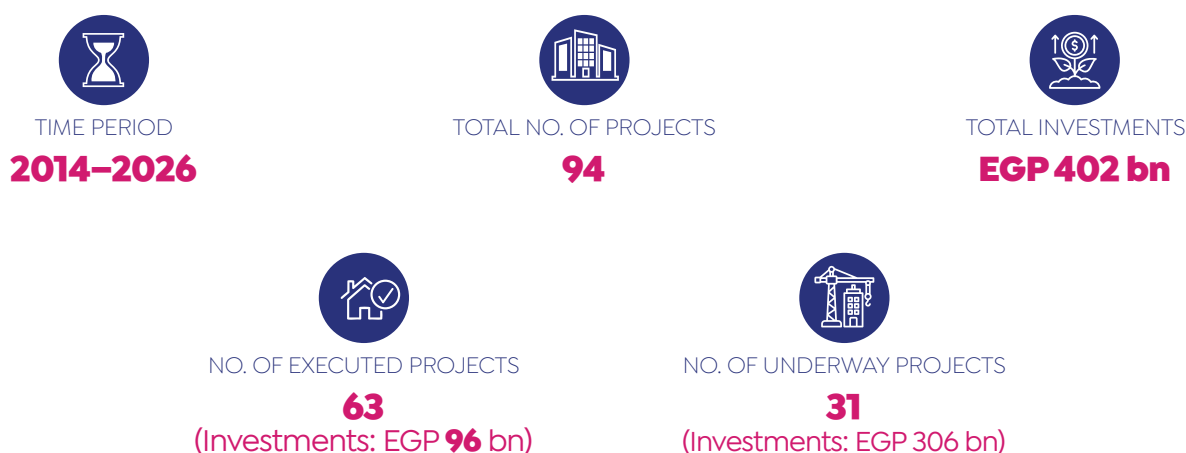
QENA GOVERNORATE

- No. of Target Centers **5**
- No. of Target Villages **86**
- Total No. of Projects **1,683**
- No. of Executed Projects **1,000+**
- Completion Rate **91.5%**

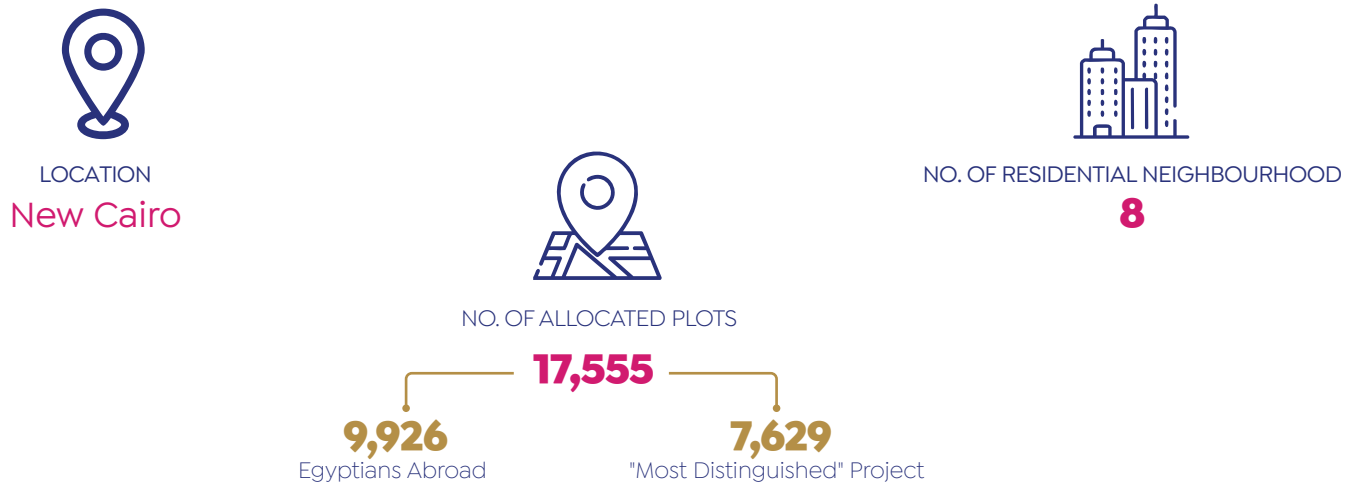
ALEXANDRIA GOVERNORATE

- Location **Borg El-Arab Center**
- No. of Target Villages **9**
- Total No. of Projects **193**
- No. of Executed Projects **173**
- Completion Rate **93.14%**

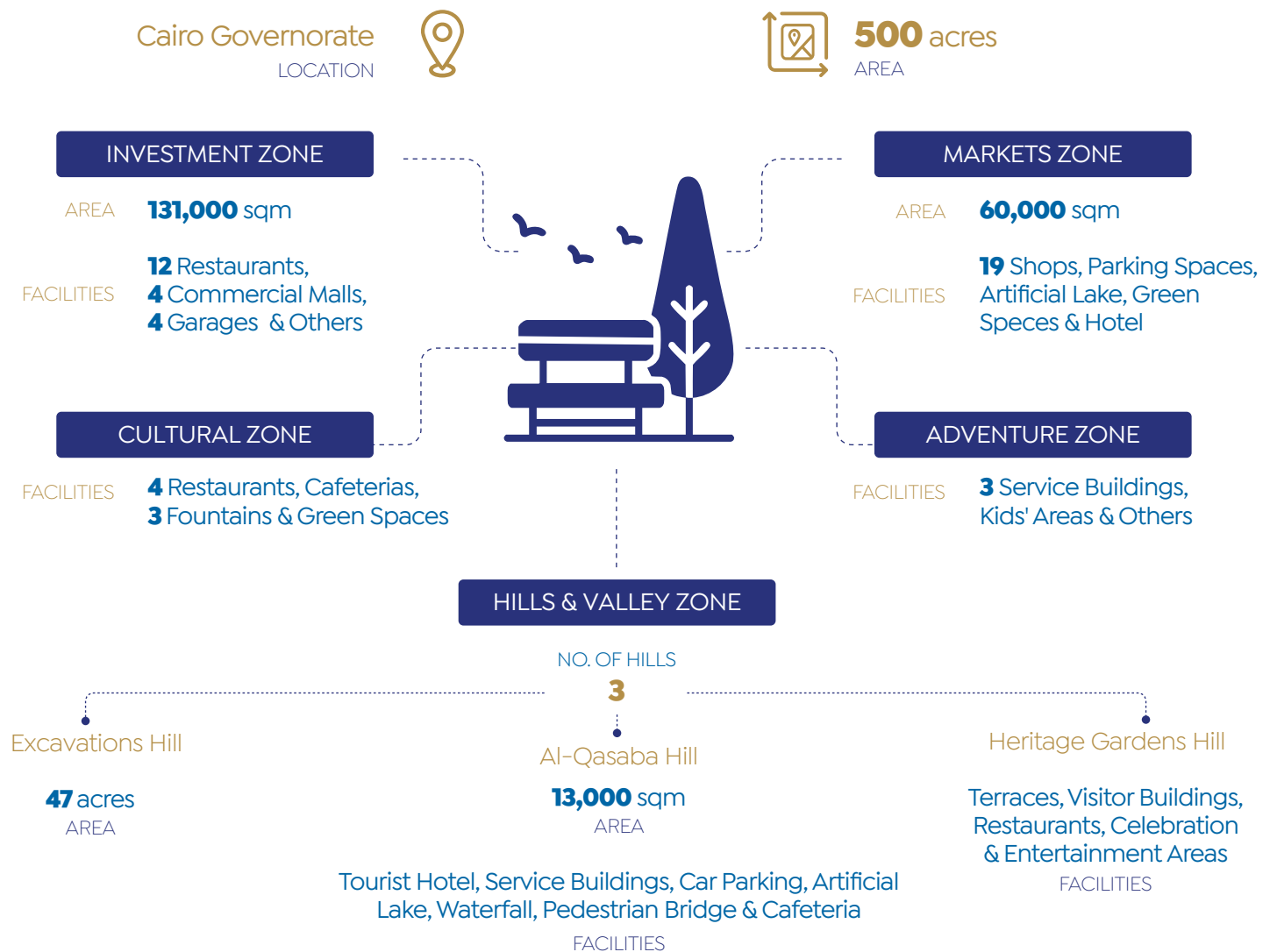
STRATEGIC DEVELOPMENT PROJECTS IN ALEXANDRIA GOVERNORATE



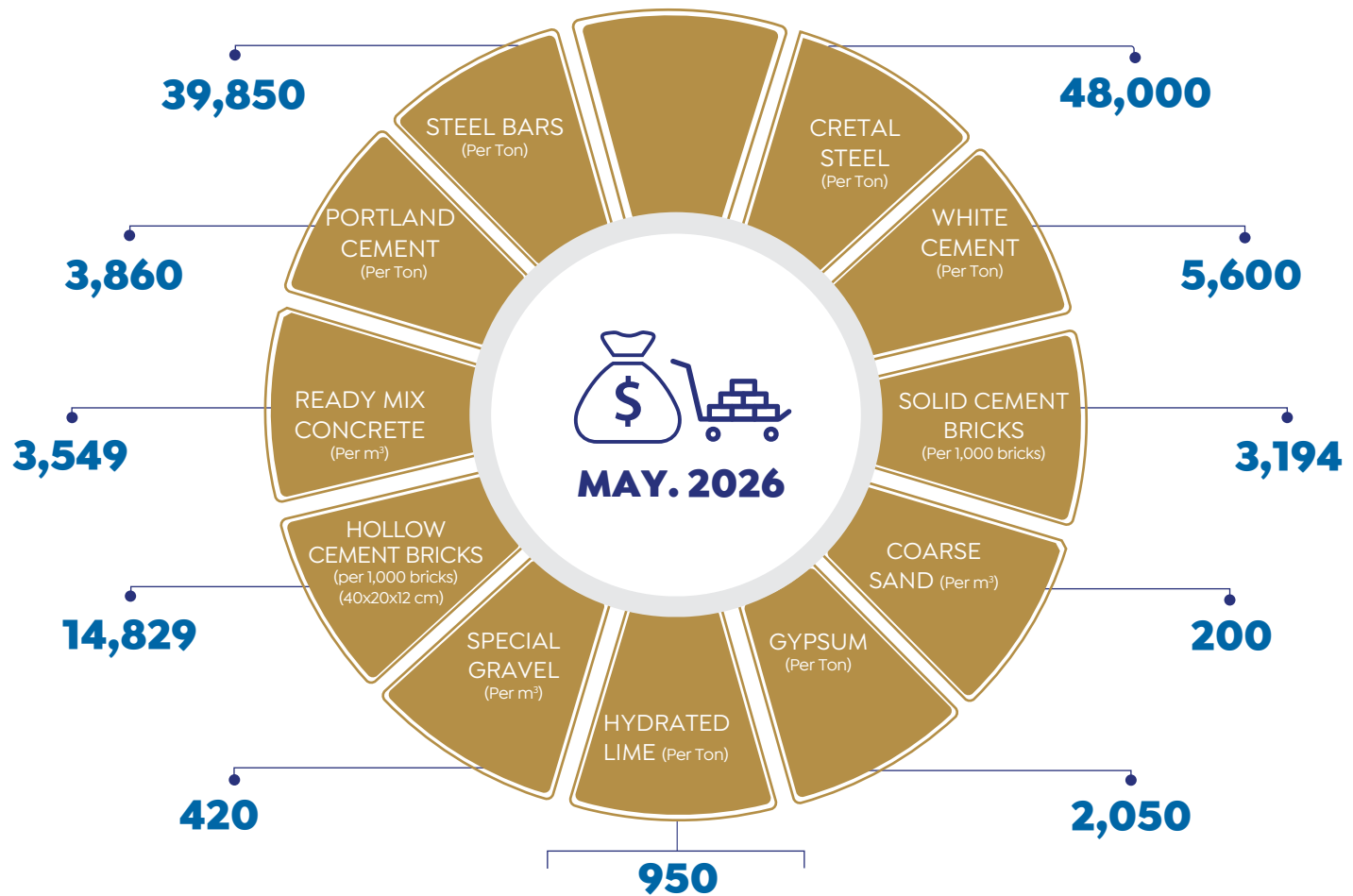
BEIT EL-WATAN INITIATIVE



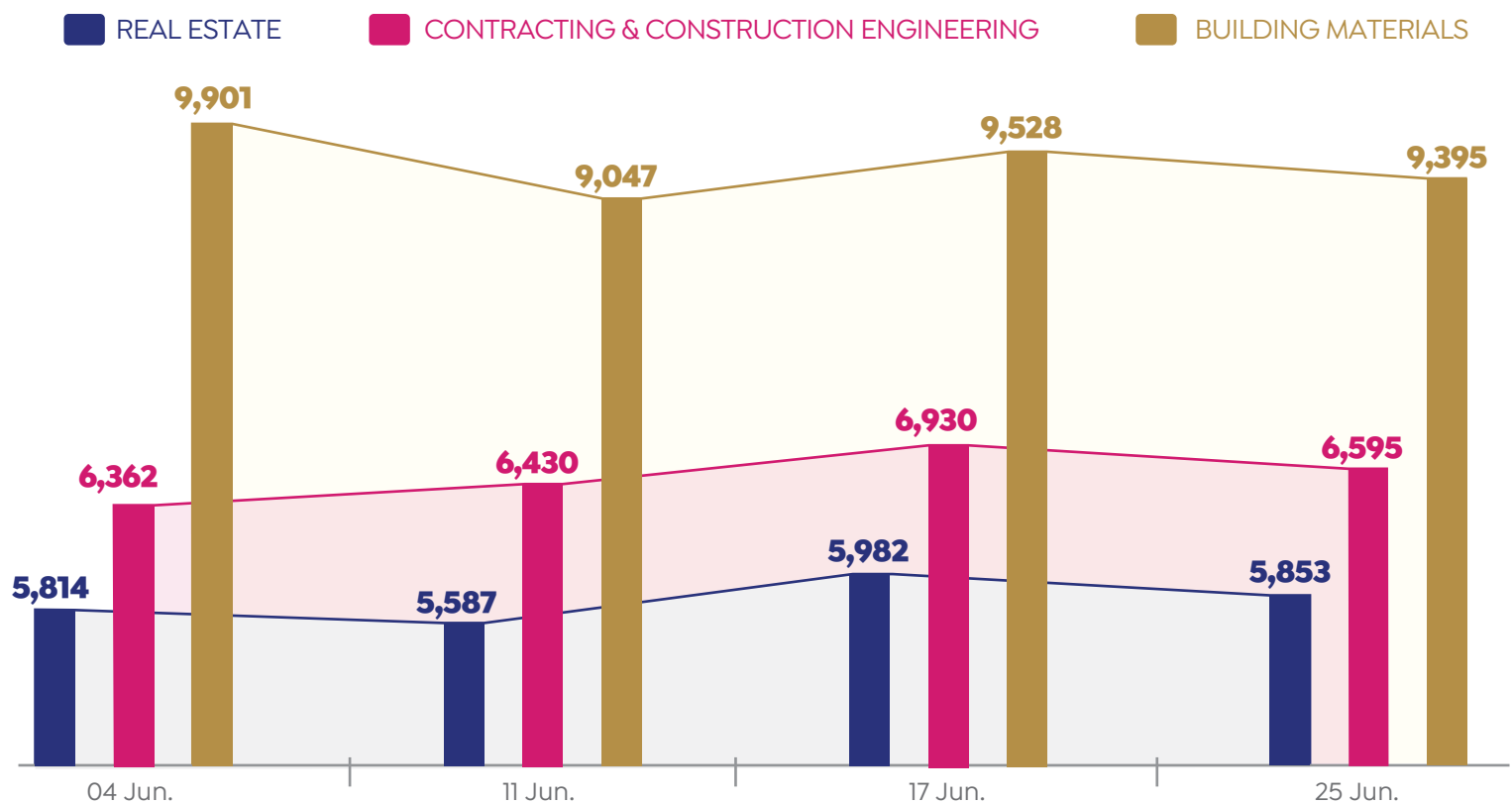
AL-FUSTAT HILLS PARK



PRICES OF CONSTRUCTION MATERIALS (EGP)



PERFORMANCE OF REAL ESTATE, CONSTRUCTION & BUILDING MATERIALS' INDICES IN EGX



Source: MHUC & EGX



PROGRESS IN EGYPT'S

NEW CITIES

02

PROGRESS IN EGYPT'S NEW CITIES



NEW CAPITAL (NC)

CENTRAL BUSINESS DISTRICT

► 10 MIXED-USE TOWERS

 **806,000** sqm
AREA

 **80-175** m
HEIGHT

► CRESCENT TOWERS

 **4** Connected Towers
NO. OF TOWERS

 **64** m
HEIGHT

► 5 RESIDENTIAL TOWERS

 **102,000** sqm
AREA

 **152-200** m
HEIGHT

 **1,700**
NO. OF HOUSING UNITS

► ICONIC TOWER

 **266,000** sqm
AREA

 **400** m
HEIGHT

 NO. OF FLOORS
40 Floors for Administrative Units
10 Floors for Hotel Apartments
(52 Apartments)
30 Floors for Hotel (**183** Rooms)

NEW ALAMEIN

DOWNTOWN TOWERS

 **5**
NO. OF TOWERS

► ICONIC TOWER

 **465,000** sqm
AREA

 **250** m
HEIGHT

 **68**
NO. OF FLOORS

► OTHER 4 TOWERS

 **320,000** sqm
AREA

 Each Tower: **200** m
HEIGHT

 Each Tower: **56**
NO. OF FLOORS

HERITAGE CITY

**260** acres
AREA**64**
NO. OF BUILDINGS

FACILITIES

Main Lake
Mosque
Roman TheaterCinema Complex
Central Park
ChurchOpera
Others

CAPITAL GARDENS

**112,000+**
TOTAL NO. OF HOUSING UNITS

SERVICE FACILITIES



Schools



Commercial Markets



Medical Units



Nurseries



Clubs



Playgrounds



Others

NEW OBOUR

HOUSING FOR ALL EGYPTIANS INITIATIVE

► PHASE V

**125**
NO. OF BUILDINGS

MODERN STYLE HOUSING

**78**
NO. OF BUILDINGS**1,872**
NO. OF HOUSING UNITS

OCTOBER GARDEN

VALERA GARDENS

► PHASE II

**219**
NO. OF BUILDINGS**120**
NO. OF EXECUTED BUILDINGS**2,880**
NO. OF EXECUTED HOUSING UNITS**1,270**
NO. OF DELIVERED HOUSING UNITS

DIARNA

**118**
NO. OF BUILDINGS

NEW CAIRO

DAR MISR

**El-Andalos**
LOCATION**70**
NO. OF BUILDINGS

DIARNA

**3rd Neighbourhood**
LOCATION**34**
NO. OF BUILDINGS**312**
NO. OF HOUSING UNITS**104-154** sqm
UNITS AREA**Ground, 5 Upper & Penthouse Floors**
NO. OF FLOORS10TH OF RAMADAN

HOUSING FOR ALL EGYPTIANS INITIATIVE

► FOR LOW-INCOME

**El-Narges Neighbourhood**
LOCATION

► PHASE VI

**240**
NO. OF BUILDINGS**5,650**
NO. OF HOUSING UNITS**90** sqm
UNITS AREA

► PHASE VII

**51**
NO. OF BUILDINGS**1,224**
NO. OF HOUSING UNITS

► GREEN HOUSING

**Regional Services Area**
LOCATION

► PHASE V

**90**
NO. OF BUILDINGS**1,842**
NO. OF HOUSING UNITS

DIARNA

**20**

NO. OF BUILDINGS

**520**

NO. OF HOUSING UNITS

**110-131** sqm

UNITS AREA

NEW SOHAG

HOUSING FOR ALL EGYPTIANS INITIATIVE

► PHASE VII

**169**

NO. OF BUILDINGS

**4,056**

NO. OF HOUSING UNITS

**90** sqm

UNITS AREA

NEW BENI SUEF

HOUSING FOR ALL EGYPTIANS INITIATIVE

► FOR LOW-INCOME

**84**

NO. OF BUILDINGS

**2,016**

NO. OF HOUSING UNITS



Underway

CURRENT STATUS

► FOR MIDDLE-INCOME

**6**

NO. OF BUILDINGS



Ready for Delivery

CURRENT STATUS

EL SHOROUK

SAKAN MISR

**9**

NO. OF UNDER-CONSTRUCTION BUILDINGS

LUXURY HOUSING PROJECT (ZELAL)

**45** acres

AREA

**60**

NO. OF BUILDINGS

**1,560**

NO. OF HOUSING UNITS



REAL ESTATE DEVELOPER

PROJECTS



REAL ESTATE DEVELOPER PROJECTS



NEW RESIDENTIAL PROJECTS / 3 PROJECTS

UNOIA

Developer: Voya Development



Al Nozha Street,
Sheikh Zayed City
LOCATION



EGP **4 bn**
INVESTMENTS



Jogging & Cycling Tracks, Green Spaces, Swimming Pools,
Children's Entertainment Areas & Hotel
FACILITIES



9 acres
AREA



65-170 sqm
RESIDENTIAL UNITS AREA

NEW PROJECT (NAME: N/A)

Developer: GEDIX Developments



Sadat City
LOCATION



36 acres
AREA



EGP **6.5 bn**
INITIAL INVESTMENTS



1,100
TOTAL NO. OF UNITS



NO. OF RESIDENTIAL UNITS
Buildings: **46** (Each
Building: **20** Apartments)
Villas: **62**



Apartments, Standalone
Villas & Twin Houses
RESIDENTIAL UNIT TYPES



UNITS AREA
Apartments: **122-205 sqm**
Villas: **214-350 sqm**

MONO VILLA

Developer: PLDG Development



6th October City
LOCATION



40
NO. OF VILLAS



5 acres
AREA



NEW COASTAL PROJECTS / 1 PROJECT

AVIDA VILLAGE

Developer: Siva Developments & Mada Development



Sidi Abdel Rahman, North Coast
LOCATION



180
NO. OF UNITS



1
NO. OF BUILDINGS



Starting from **-> 45 sqm**
UNITS AREA



8 Floors
NO. OF FLOORS

Source: Developers' Official Statements



NEW MIXED-USE PROJECTS / 2 PROJECTS

PRIME PLAZA MALL OCTOBER

Developer: Prime Hills Developments



6th October City
LOCATION



5,520 sqm
TOTAL AREA



EGP 2.5 bn
TOTAL INVESTMENTS



Commercial, Administrative, Hospitality & Medical Units
UNIT TYPES



Starting from -> 24 sqm
UNITS AREA



Ground & 6 Floors
NO. OF FLOORS



Within 3 Yrs
DELIVERY DATE

EASTVILLA

Developer: Ajna Developments & United Egyptian Company



5th Settlement, New Cairo
LOCATION



120,000 sqm
AREA



EGP 10 bn
TOTAL INVESTMENTS



Serviced Apartments, Villas, Commercial & Administrative Units
UNIT TYPES



70
NO. OF VILLAS



Within 2 Yrs
CONSTRUCTION COMPLETION
DATE OF PHASE I



PROJECTS UNDERWAY / 21 PROJECTS

THE CITY

Developer: Lasheen Holding



R7, New Capital (NC)
LOCATION



54 acres
AREA



300
NO. OF PHASE I
DELIVERED UNITS



70%+
CONSTRUCTION COMPLETION
RATE



53
NO. OF COMPLETED RESIDENTIAL BUILDINGS

AJAN RESIDENCE

Developer: C Developments



New Sheikh Zayed
LOCATION



2.5 acres
AREA



25
NO. OF VILLAS

JUNCTION

Developer: Majid Al Futtaim

West Cairo
LOCATION99,000 sqm
BUAEGP 20 bn+
TOTAL INVESTMENTS8
NO. OF OFFICE BUILDINGSCommercial, Administrative & Hospitality Units
UNIT TYPESNO. OF UNITS
Office Units: 440
Retail Units: 50+Starting from -> 65 sqm
OFFICES AREA

BLOOMFIELDS

Developer: Tatweer Misr

Mostakbal City,
East Cairo
LOCATION325 acres
AREA10,000+
NO. OF RESIDENTIAL
UNITSLaunching New Phase
CURRENT STATUSResidential, Commercial, Administrative, Recreational
& Hospitality Units
UNIT TYPES

CITYSTARS PARK ST.

Developer: Sky Innovo Developments

Entrance of New Cairo
LOCATION140,000 sqm
AREA560,000 sqm
BUAEGP 100 bn+
INVESTMENTS

PHASE I

Luxury Hotel (33,000 sqm+), Premium Branded Residences
(76,596 sqm), Meeting Rooms, SPA, Restaurants, Cafés
& Others
FACILITIESStarting The Construction Work
CURRENT STATUS

CRCL MALL

Developer: C Developments

4,200 sqm+
AREACommercial,
Administrative & Medical
Units
UNIT TYPESGround & 3 Floors
NO. OF FLOORSPharmacy, Hypermarket,
Café, Restaurant, Medical
Clinics & Administrative
Offices
FACILITIES

ÖZEL RESIDENCES

Developer: Polaris Homes

Sheikh Zayed City
LOCATIONApartments
UNIT TYPESStarting from -> 132 sqm
UNITS AREAWithin 3 Yrs
DELIVERY DATE

ÖZEL VILLAS

Developer: Polaris Homes

Sheikh Zayed City
LOCATIONStarting from -> 247 sqm
UNITS AREAWithin 3 Yrs
DELIVERY DATE

AN INTEGRATED URBAN PROJECT

Developer: Midar for Investment and Urban Development & Majid Al Futtaim



Mada City, New Cairo
LOCATION



553 acres
TOTAL AREA



USD 4 bn+
TOTAL DEVELOPMENT VALUE



6,000
NO. OF RESIDENTIAL UNITS

PHASE I



200 acres
AREA

PHASE II



360 acres
AREA

PARK ST. EAST

Developer: Sky Investments Holding



East Cairo
LOCATION



45,000 sqm+
AREA



Commercial & Administrative Units
UNIT TYPES

MARESIDENCE SIGNATURE ROTANA

Developer: AlMarasem International for Urban Development & Bukhamseen Group



New Sheikh Zayed
LOCATION



111 acres
AREA



EGP 19 bn
TOTAL INVESTMENTS



Within 3 Yrs per Phase
DELIVERY DATE

SILVERSANDS NORTH COAST

Developer: Ora Developers Egypt



North Coast
LOCATION



724 acres
AREA



5,600
NO. OF RESIDENTIAL UNITS



Lagoons (88,000 sqm) & Commercial Space (10,000 sqm+)
FACILITIES

PALENCIA PLAZA

Developer: K Developments



El-Shorouk City
LOCATION



6,000 sqm
AREA



EGP 1.5 bn
TOTAL INVESTMENTS



Commercial, Administrative & Medical Units
UNIT TYPES

SKYRIDGE EXECUTIVES

Developer: Nations of Sky



Sheraton Neighborhood
LOCATION



12 acres
AREA



96,000 sqm
BUA



19
NO. OF ADMINISTRATIVE BUILDINGS



(Ground & 4 Floors) & (Ground & 5 Floors)
NO. OF FLOORS



2026
DELIVERY DATE

ONS

Developer: Mabany Edris Developments



New Sheikh Zayed
LOCATION



85 acres
AREA

LAKE HOUSE

Developer: Brevan Development

Obour City
LOCATION9.5 acres
AREALaunching Phase II
CURRENT STATUS

▶ PHASE II

Apartments, Ground Floor Units With Gardens & Duplexes
UNIT TYPES136-350 sqm
UNITS AREAEGP 1 bn+
TARGET SALES

KOUN

Developer: Mabany Edris Developments

Kilo 201, Ras El-Hekma,
North Coast
LOCATION110 acres
AREA1,500+
NO. OF RESIDENTIAL UNITS2026
DELIVERY DATEChalets, Twin Houses, Townhouses, Penthouses &
Standalone Villas
UNIT TYPES

BELVA

Developer: Karnak Developments

New Zayed City
LOCATION18.5 acres
AREA21 (Each Building: Ground & 6 Floors)
NO. OF RESIDENTIAL BUILDINGSApartments & Duplexes
UNIT TYPES90-267 sqm
UNITS AREAWithin 3.5 Yrs
COMPLETION DATE

THE NAJMA WALK

Developer: Najma Walk Real Estate Development

New Cairo
LOCATION12,500 sqm
AREA50,000 sqm+
BUACommercial,
Administrative, Medical
& Hotel Apartments
UNIT TYPES8
NO. OF BUILDINGS

JUNE

Developer: Sodiq

Ras El-Hekma, North Coast
LOCATION281 acres
AREA2,800
NO. OF RESIDENTIAL UNITSChalets, Apartments
& Villas
UNIT TYPESStarting The Operational
Phase
CURRENT STATUS

ASAYLA VIEWS

Developer: Mabany Edris Developments

New Assiut
LOCATION7.5 acres
AREA38
NO. OF VILLAS

Source: Developers' Official Statements

The background of the cover features a blurred image of a modern building with a glass facade, reflecting the sky. The image is partially obscured by large, diagonal, overlapping geometric shapes in shades of purple and blue, creating a dynamic and abstract design.

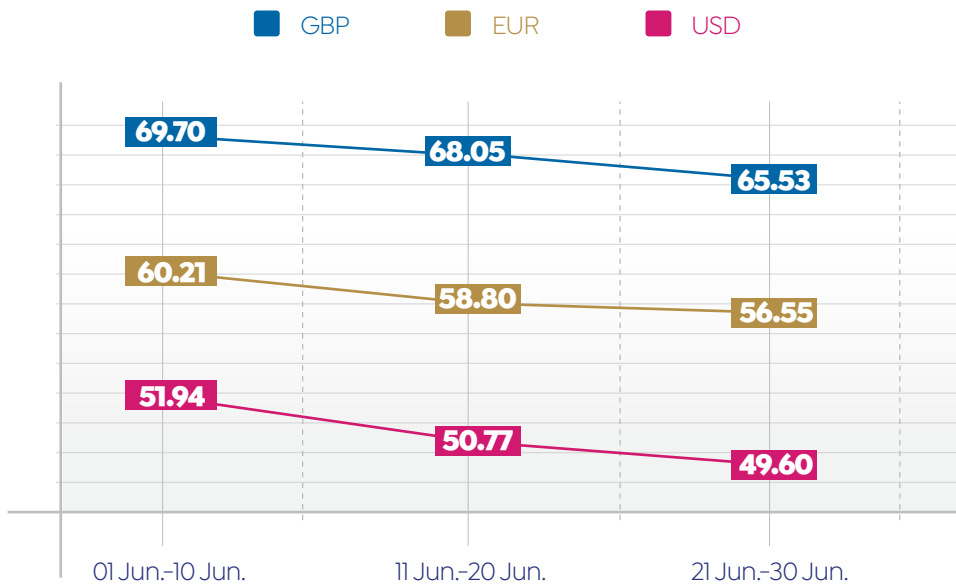
ECONOMIC SNAPSHOT

04

ECONOMIC SNAPSHOT

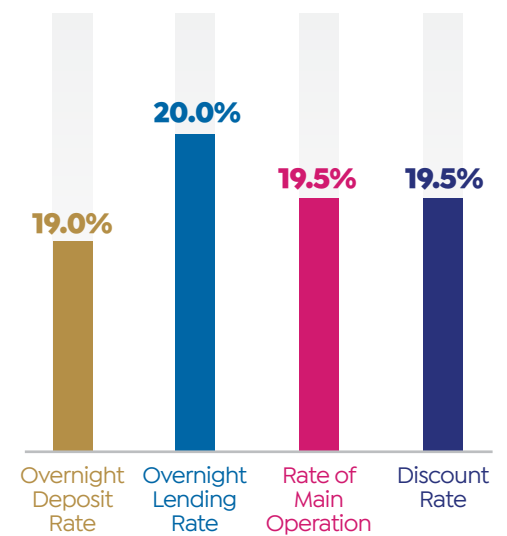


EXCHANGE RATES

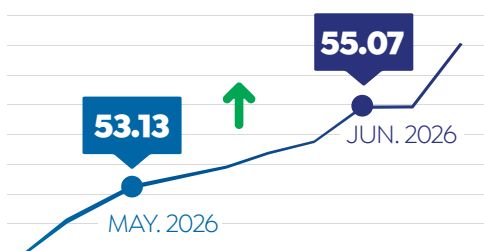


INTEREST RATES

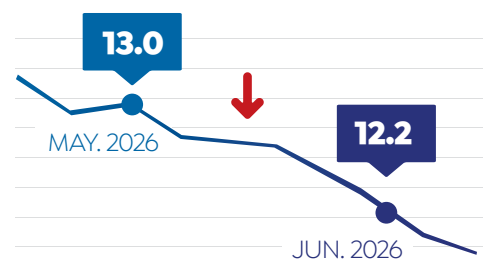
* MPC Meeting was Held on July 09, 2026



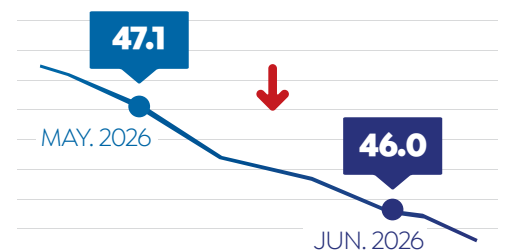
NET INTERNATIONAL RESERVES (USD BN)



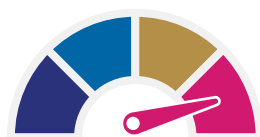
ANNUAL HEADLINE INFLATION RATE (%)



PURCHASING MANAGERS' INDEX (PMI)



EGYPT CREDIT RATING



RATING

Caa1

B

B

MOODY'S

S&P GLOBAL

FITCH

OUTLOOK

Positive

Stable

Stable

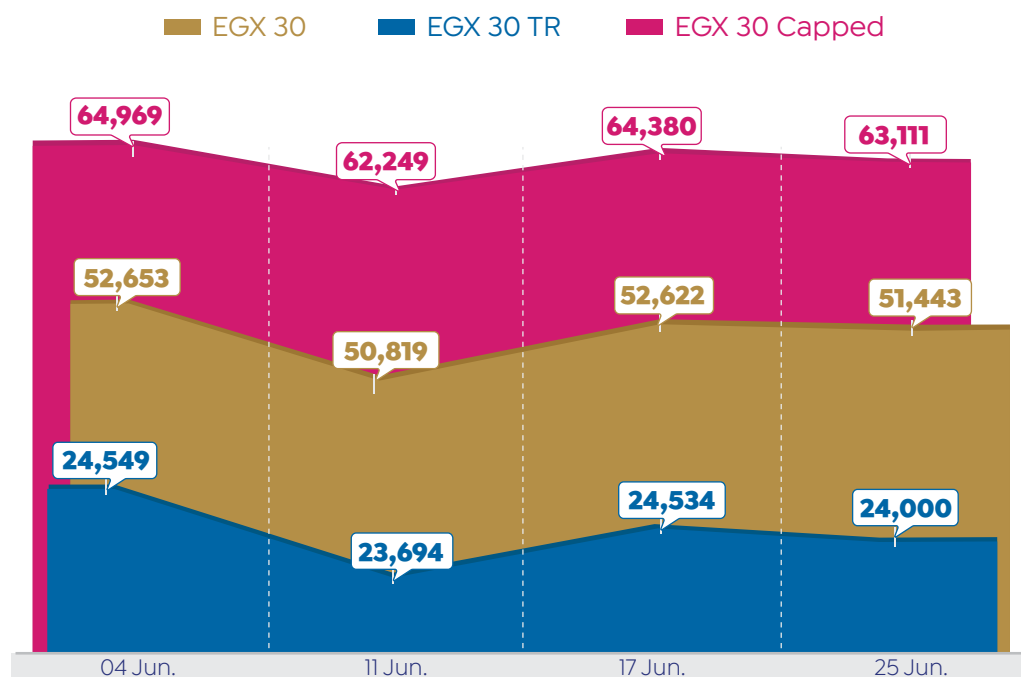
* According to Last Review Date on Apr. 03, 2026

* According to Last Review Date on Apr. 10, 2026

* According to Last Review Date on Oct. 10, 2025

Source: CBE, CAPMAS, Moody's, S&P Global & Fitch

EGX INDICATORS



EGX 35 LV

04 Jun.	6,087
11 Jun.	5,906
17 Jun.	6,091
25 Jun.	5,963

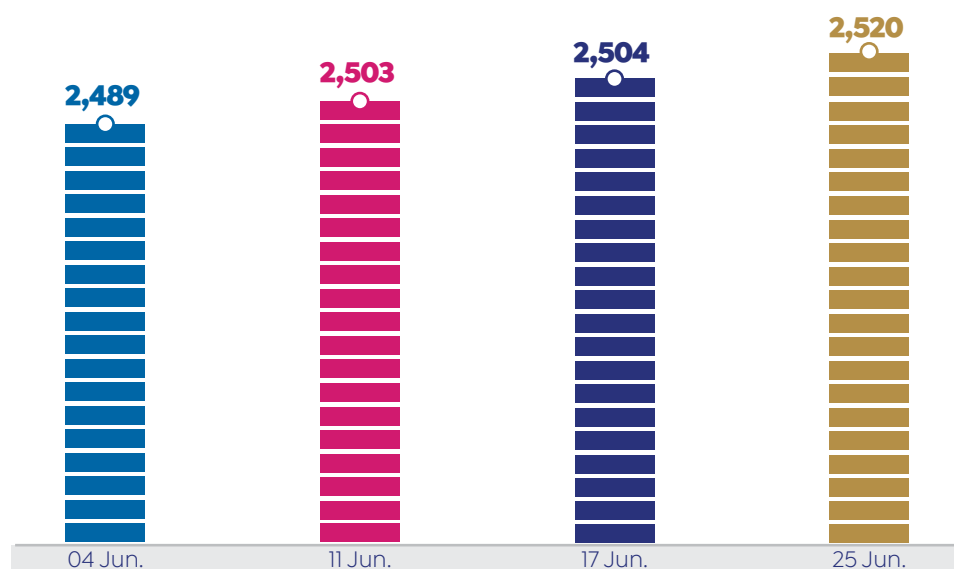
EGX 70 EWI

04 Jun.	15,450
11 Jun.	14,987
17 Jun.	15,544
25 Jun.	15,511

EGX 100 EWI

04 Jun.	21,358
11 Jun.	20,616
17 Jun.	21,355
25 Jun.	21,197

T-BOND



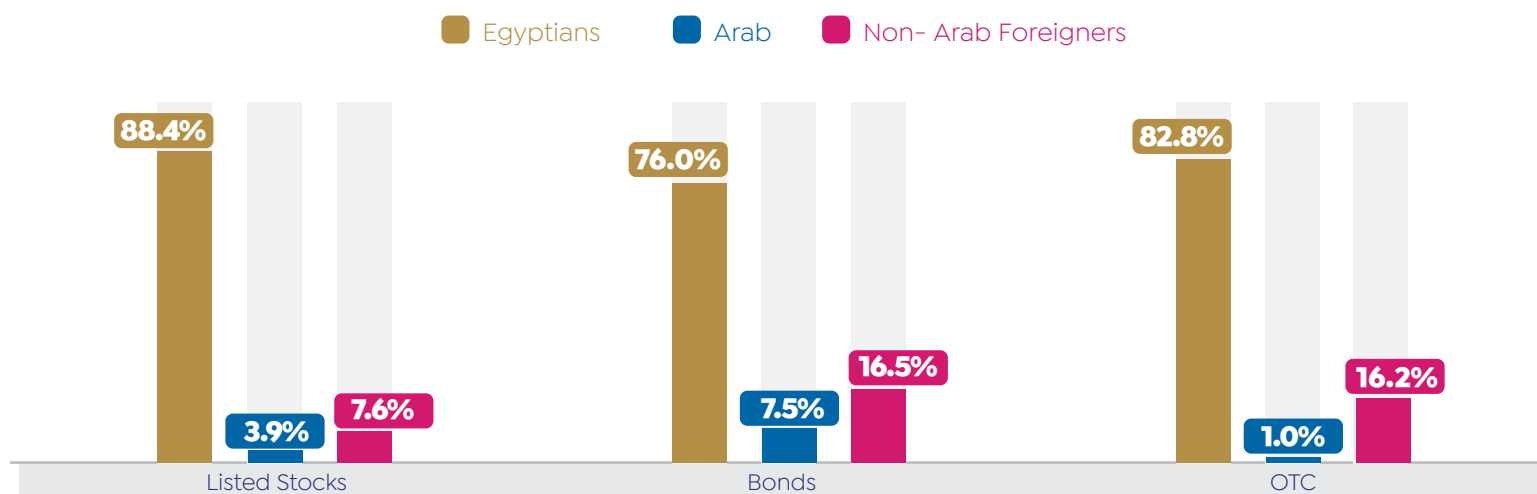
EGX 33 SHARIAH



TAMAYUZ



TOTAL INVESTORS' TRADING ACTIVITIES BY MARKETS DURING JUN. 2026 (INC. DEALS)*



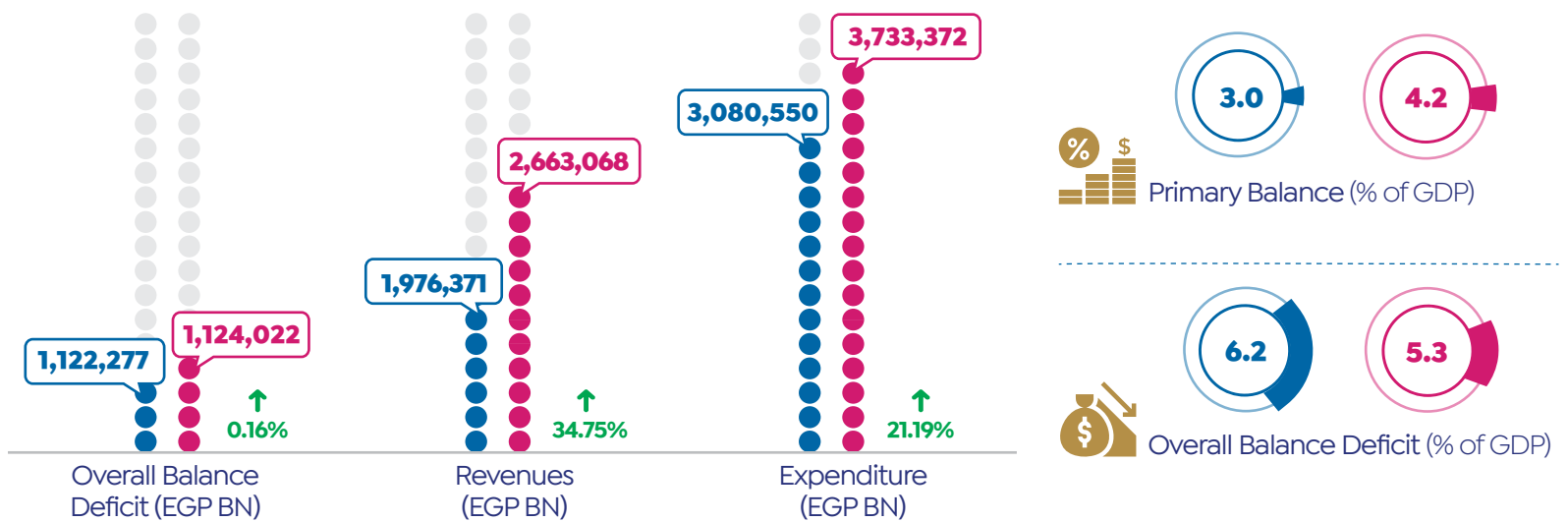
* Total Buy + Sell

Source: EGX

FISCAL SECTOR PERFORMANCE

■ Jul.-Apr. (FY 2024/25)

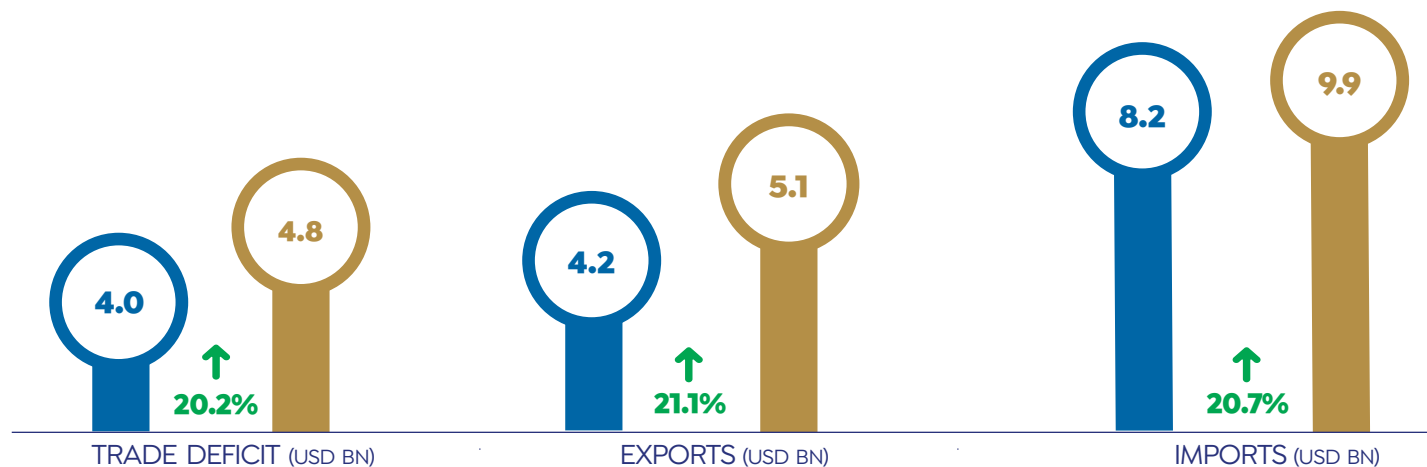
■ Jul.-Apr. (FY 2025/26)



TRADE BALANCE

■ Apr. 2025

■ Apr. 2026



THE STATE'S GENERAL BUDGET (FY 2026/27)



EGP 4.1 tn
(32% Growth Rate)
Total Revenues



5%
Primary Surplus
(% of GDP)



35%
Debt Servicing
(% of Total Expenditures)



EGP 5.2 tn
(13% Growth Rate)
Total Expenditures



4.9%
Overall Deficit
(% of GDP)



USD 1-2 bn Reduction
Target of External Debt

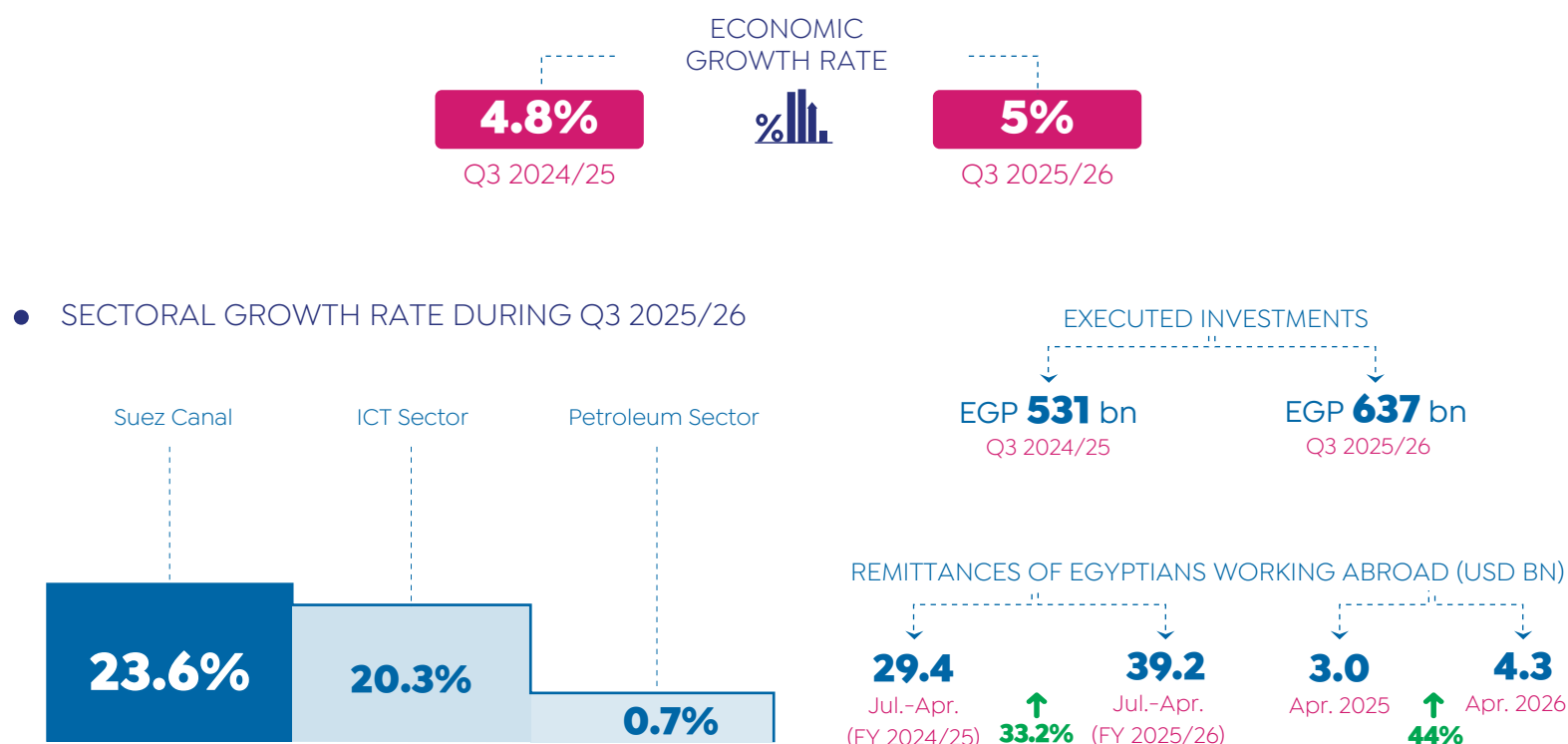


78%
Public Debt
(% of GDP)

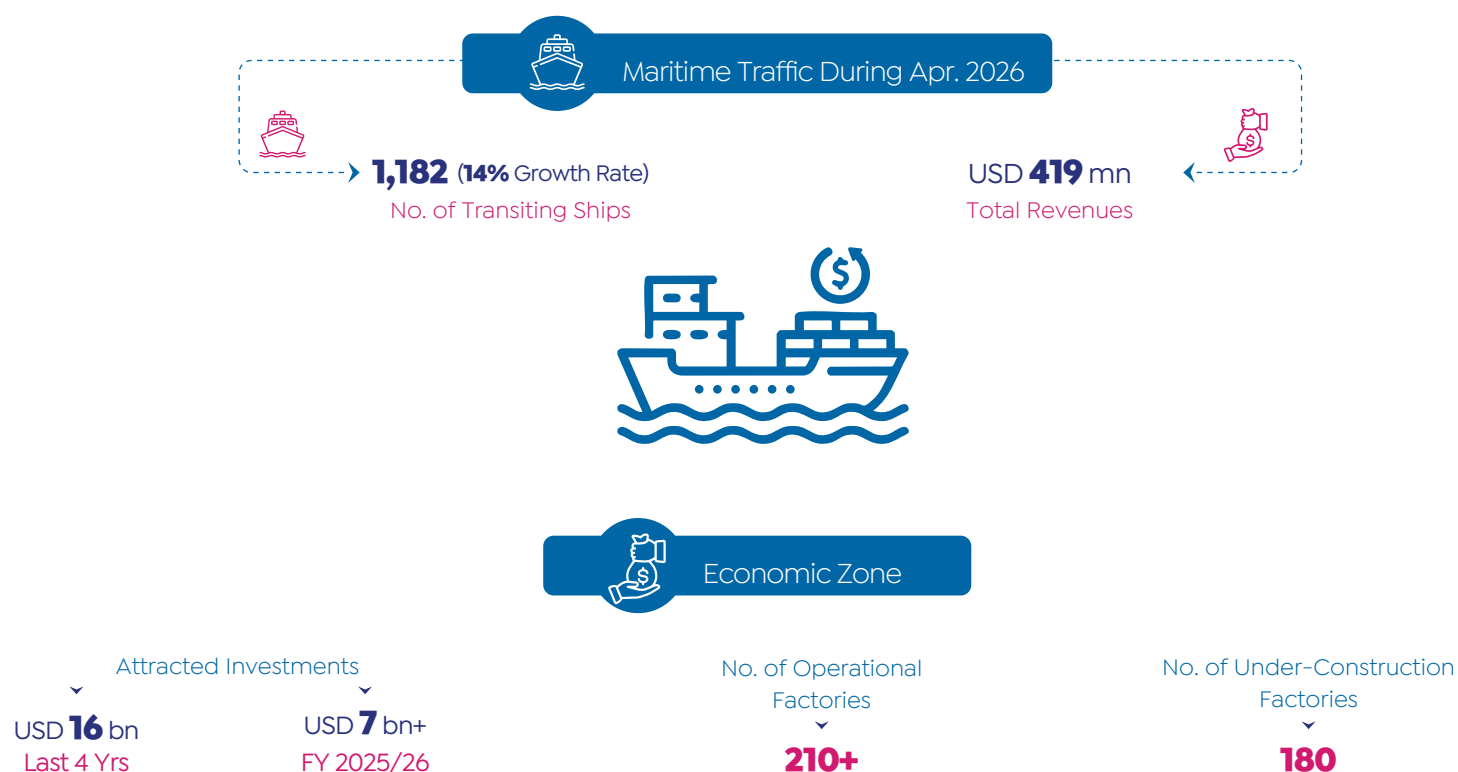


10% Reduction
Target of Gross Financing
Needs (% of GDP)

EGYPT'S ECONOMIC PERFORMANCE



SUEZ CANAL PERFORMANCE





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